



A. Building Location (FBC 6.3)

Standard	Requested Modification
<i>Front Build to Zone 0-5 feet</i>	0–25-foot setback or as otherwise approved.
<i>Front Build to Zone with Plaza or Porte Cochere up to 25 feet</i>	0-50 feet at corners of building or as otherwise approved.
<i>Corner Build-to Zone 0-5 feet</i>	0-50 feet at corners of building or as otherwise approved.
<i>Front Property Line Coverage 90%</i>	80% consistent with office bldg. scheme or as otherwise approved.

B. Building Massing (FBC 6.4)

Standard	Requested Modification
<i>Building Stepbacks: Mixed-use buildings taller than four stories shall have a façade that steps back of a minimum of ten feet, at the top of the fourth story. The stepback is required on street frontages only. (See FBC figure 6.3 (7))</i>	Stepback not required, consistent with office bldg. scheme.

C. Street Facade Articulation/Details (FBC 6.5)

Standard	Requested Modification
<i>Vertical Facade Divisions every 25 feet</i>	Vertical Facade Divisions every 50 feet or as otherwise approved.

D. Building Fenestration (FBC 6.6)

Standard	Requested Modification
<i>Principal Entrance Location front facade</i>	Principal Entrance Location front façade or side, corner facade or as otherwise approved.
<i>Required Number of Street Entrances 1 per each 75'</i>	1 per each 100 feet consistent with Office Bldg. scheme or as otherwise approved



E. Building Uses (FBC 6.7 and table 3.3(2))

Standard	Requested Modification
<i>Ground Story: retail, service, office</i>	Ground Story: retail, service, office and live work for space not fronting State Street.

F. Signage

Standard	Requested Modification
<i>3 square feet per 1 linear foot of lot width with a maximum of 150 square feet (Table 10.2.1 – FBC p. 116)</i>	3 square feet per 1 linear foot of lot width/street frontage, consistent with code for smaller width lots

G. Accessory Structure – Parking Structure

Standard	Requested Modification
<i>Parking garages and underground parking are highly encouraged.</i>	Allowed to build single story garage accessory structure along northern property line